

MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

- *4-a ZON20-00585 District 5.** Within the 7300 block of East Southern Avenue (north side) and within the 1100 block of South Rowen (east side). Located west of Sossaman Road on the north side of Southern Avenue. (1.77± acres). Rezone from Limited Commercial with a Planned Area Development overlay (LC-PAD) to Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD-PAD). This request will allow for the development of attached single residences. Jared Malone, Associated Architects, applicant; Cardon Hiatt Investments, LLC & CB Equity, LLC, owner. **(Companion case to Preliminary Plat, “Lofts at Superstition Vistas”, associated with item *5-b).**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve case ZON20-00585 and associated Preliminary Plat “**Lofts at Superstition Springs**”, with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of case ZON20-00585 conditioned upon:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all requirements of the Subdivision Regulations.
3. Compliance with the final building elevations submitted.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City’s request for dedication, whichever comes first.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City’s standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to the issuance of a building permit.
 - b. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - c. Provide written notice to future property owners that the project is within five mile(s) of Phoenix-Mesa Gateway.
 - d. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
 - e. All final subdivision plats and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall state in part: “This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

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6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

MZO Development Standards	Approved
<u>Minimum Lot Area per Dwelling Unit</u> – MZO Section 11-5-5	1,260 square feet
<u>Minimum Lot Dimensions</u> – MZO Section 11-5-5 - Minimum Lot Width (Single-Residence Attached) - Minimum Lot Depth (Single-Residence Attached)	21 feet 60 feet
<u>Building Setbacks</u> – MZO Section 11-5-5 - Front & Street-Facing Side Building Setback, 6-lane arterial (Southern Avenue) - Front & Street-Facing Side Building Setback, Local Street (Rowen) - Interior Side and Rear, 3 or more units on lot, Multiple Story (north & east property lines)	20 feet 16 feet As shown on the site plan
<u>Landscape Yard Width</u> – MZO Section 11-33-3 Non-single residential uses adjacent to single residence uses (East & North property line)	7 feet on north property line, 5 feet on east property line
<u>Minimum Interior Side Yard</u> – MZO Section 11-5-5(A)(1) Required interior side yard on the end units	0 feet
<u>Private Open Space</u> – MZO Section 11-5-5(A)(3)(e) Private open space located at the ground level	Minimum dimension allowed is 6 feet for depth only
<u>Building Entrances</u> – MZO Section 11-5-5(B)(3)(c) Minimum depth for individual exterior unit entrances	Roof projection with a minimum depth of 3 feet and horizontal area of 50 square feet
<u>Access, Circulation and Parking</u> – MZO Section 11-5-5(B)(4)(f) Allowed maximum number of garage doors for multiple garage doors to be located adjacent to one another in one building	5 maximum garage doors adjacent to one another

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Vote: 6-0 Approval with conditions (Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

NAYS – None

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov